

Harborview POA

Minutes of Q&A Meeting

Date: August 5, 2026

Time: 6:30 PM – 7:11 PM

Location: Harborview Clubhouse

1. Call to Order

The meeting was called to order at 6:30 PM by Tony Cretella, President.

2. Roll Call

Board of Directors (BOD):

- Tony Cretella, President
- Jerrod Bornman, Vice President
- Greg Bensing, Treasurer
- Donna Healy, Member

Semper Fi Property Management, LLC:

- Billy Rivera, Owner Representative & Operations

3. Quorum

A quorum of the Board of Directors was confirmed.

The meeting included representatives of the four units, with a total of five people in attendance.

4. Open Floor — Questions & Answers

a. Question: Can the BOD enforce or intervene in arguments or disputes between owners?

Answer: These matters may be civil or criminal, depending on the nature of the situation. Owners were advised to contact the police when appropriate.

b. Question: What are the rules regarding fences?

Answer: The BOD is currently awaiting guidance from the POA attorney to ensure that the Board is proceeding properly and in accordance with applicable legal requirements. A letter regarding the fence rules will be sent to the owners shortly.

c. Question: The two new islands are being watered by owners. Will the BOD reimburse owners for their water usage?

Answer: No. Owners volunteered to provide the watering prior to installation of the islands. Additional owners are now assisting with watering; however, the BOD will not reimburse owners for their water usage.

d. Question: Within days of completion, torpedo grass began growing rapidly and overtook the new islands. What is the BOD doing to address this issue?

Answer: Tony has purchased two different types of treatment products to address the torpedo grass. The products will be tested, and if one is effective, both islands will be treated. If neither product is effective, the BOD will research additional options to correct the problem.

e. Question: Would the BOD consider purchasing a robotic pool cleaner? This could help keep the pool clean while potentially reducing maintenance costs.

Answer: The owner was asked to provide the specifications and type of robotic pool cleaner being recommended. The BOD also requested information regarding who would install the unit and who would be responsible for removing it each day. The BOD and Semper Fi Property Management will review the information and consider the option.

f. Question: The grass around the clubhouse looks poor. Has the BOD considered installing artificial turf?

Answer: Artificial turf is very expensive. The BOD is currently treating the existing grass and attempting to restore it. If the grass does not recover, new sod will be installed.

g. Question: Could an email blast be sent to all owners reminding them of the POA website and informing them that updated and revised documents are available?

Answer: Billy stated that he will send an email blast to all owners reminding them about the website and the availability of updated documents.

h. Question: What actions can the BOD take regarding the conduct and language of certain owners on Facebook toward other owners? Can the BOD do anything about it?

Answer: The BOD has previously discussed this matter with the POA attorney. The attorney advised that, because the Facebook page is a private page, the administrators may suspend or remove individuals from the page if necessary.

5. Additional Questions and Comments

At this time, no additional questions were raised by the owners.

Billy asked the BOD members if they had any additional questions or comments. All BOD members indicated that they did not.

Billy then asked the owners if they had any additional questions or comments. No additional questions or comments were raised.

6. Adjournment

Tony Cretella made a motion to close the meeting. The motion was seconded by Jerrod Bornman and approved unanimously by the Board of Directors.

The meeting was adjourned at **7:11 PM**.